

INDUSTRY FORUM QUESTIONNAIRE  
FAMILY HOUSING PRIVATIZATION INITIATIVE  
DYESS AFB, TEXAS  
22-23 October 98

Firm Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Represented by: \_\_\_\_\_

Interest in this project (builder, developer, financier, other): \_\_\_\_\_

1. The Air Force considers the direct loan the most appropriate legislative authority for use on this project. Please comment on the viability of other authorities (see the Housing Privatization Primer), particularly loan guarantees and limited partnerships (the direct and differential lease payment authorities cannot be used together).

Comments:

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2. The Air Force proposes to fill vacancies in accordance with the following procedure:

After the initial rent-up period, and for all subsequent unit vacancies, the Dyess Housing Office will be notified by the successful Offeror of each specific unit's date of availability (considering downtime between occupants for maintenance, etc.) upon receipt of the 30 day notice from the occupant. If an eligible military family does not sign a new lease within the 30 day period, the vacant unit may be made available to other tenants based upon the following priority.

1. Active duty military families regardless of rank.
2. Active duty unaccompanied personnel. (E1-E4 must be authorized by the Dyess Housing Office to live in the community.
3. Currently employed Federal civil service employees.
4. Military retirees.
5. The general public.

Please comment on this procedure. What do you see as the pros and cons? How can it be improved from a property management point of view?

Comments:

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3. The Air Force's intent is to maintain a high occupancy of military members. Please comment on the term of non-military tenant leases. Are lease periods of six months or less acceptable?

Comments:

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4. The National Environmental Policy Act (NEPA) requires that the government perform an Environmental Assessment (EA) to assess each of the proposed alternatives. This will require all proposals to include an Environmental Considerations Document (ECD) describing the condition of the proposed site. The Air Force believes the EA will be a time intensive portion of the Source Selection Process and will ask for the ECD as soon as practical after the first step in Source Selection is complete. Please comment on the time it will take to prepare an ECD and any concerns or comments you have on this process.

Comments:

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5. How would you recommend handling maintenance and repair of support facilities and housing units (i.e. on site handyman, contract services, other, combination, etc.)?

What are reasonable response times for emergency repairs (i.e. heat out, water leak, backed-up sewage, etc.) and routine repairs (i.e. broken cabinet, cracked window, etc.)? What are the industry standards for such requirements?

Comments:

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6. An active duty military tenant's loss of eligibility for housing (e.g. retirement, separation, divorce, etc.) shall result in the termination of the lease. This will occur 60 days from the date of the loss of eligibility or at the end of the lease, whichever comes first. Please comment on this approach.

Comments:

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7. The Air Force desire is for proposers to eliminate the security deposit requirement for active military tenants. Please provide comments and recommendations.

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8. Pets are often important considerations for military families. What is your recommended pet policy? What are your recommendations about requiring or not requiring a pet deposit?

Comments:

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9. What amenities will you provide in the new townhouse rental units (i.e. carpet, washer, dryer, covered parking, garages, etc.)?

Comments:

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10. As part of the rent, what support facilities would you provide (i.e. pool, clubhouse, playgrounds, storage for recreational vehicles, tennis and basketball courts, etc.)?

Comments:

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11. What are your recommendations concerning the management review committee structure and responsibilities, e.g. membership, degree of financial control, etc.?

Comments:

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12. Please address the Management Review Committee concept. Specifically, the potential of its effectiveness and any suggestions to improve the concept should be addressed.

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13. Are you in favor of oral presentations of your proposed concept during the second step of the solicitation process?

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14. Please use the following space provided to address any additional comments and/or questions.

QUESTION/COMMENT

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Thank you for taking time to respond to this questionnaire. Please either leave your completed questionnaires as you exit or fax/e-mail to the following:

ACC CONS / LGCE

ATTN: Capt Johnston or Capt Trumbo

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